

PB# 97-36

CARALEX REALTY

4-3-13.23

Approved 12-18-97

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

DATE October 17, 1997 RECEIPT NUMBER 97-36
RECEIVED FROM Verla International, Ltd.
Address 463 Temple Hill Rd. - New Windsor, N.Y. 12553
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	#10472
BALANCE DUE	-0 -	MONEY ORDER	

BY J. Zappolo
Myra Mason, Secretary

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Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

DATE Oct 20, 1997 RECEIPT 6772414
RECEIVED FROM Verla
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR Planning Board #97-36

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#10471
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

MADE IN U.S.A.
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DATE Dec. 18, 1997 RECEIPT 340876
RECEIVED FROM Verla
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B. #97-36

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#11009
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
Dorothy H. Hansen

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657N-CL Triplicate

DATE December 19, 1997 RECEIPT NUMBER 97-36
RECEIVED FROM Verla Industries, Ltd.
Address 463 Temple Hill Rd. - New Windsor, N.Y. 12553
Five Hundred Eighty-Three 00/100 DOLLARS \$ 583.00
FOR 2% of \$29,154.00 Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	583 -	CASH	
AMOUNT PAID	583 -	CHECK	#11010
BALANCE DUE	-0 -	MONEY ORDER	

BY J. Zappolo
Myra Mason, Secretary

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PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/05/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-36

NAME: CARALEX REALTY SITE PLAN
APPLICANT: CARALEX REALTY

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/18/97	PLANS STAMPED	APPROVED
10/22/97	P.B. APPEARANCE	LA:ND WAIVE PH
	. SHOW "SHALE PARKING LOT FOR THIS USE ONLY - IF BUILDING USE	
	. CHANGES, MUST PAVE."	
	. NEED FIRE DEPT. APPROVAL - ADDRESS MARK'S COMMENTS - SHOW	
	. SPRINKLER LINE. ADDRESS DUMPSTER LOCATION WITH FIRE INSP.	
	. AND GET WATER DEPT. APPROVAL.	
10/16/97	WORK SESSION APPEARANCE	REVISE & SUBMIT
/	/	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/05/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-36

NAME: CARALEX REALTY SITE PLAN

APPLICANT: CARALEX REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/17/97	MUNICIPAL HIGHWAY	10/20/97	APPROVED
ORIG	10/17/97	MUNICIPAL WATER	10/21/97	APPROVED
ORIG	10/17/97	MUNICIPAL SEWER	/ /	
ORIG	10/17/97	MUNICIPAL FIRE	10/21/97	APPROVED
		. SEE REVIEW SHEET IN FILE FOR DETAILS OF APPROVAL		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/05/98

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-36

NAME: CARALEX REALTY SITE PLAN
APPLICANT: CARALEX REALTY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/17/97	EAF SUBMITTED	/ /	WITH APPLICATION
ORIG	10/17/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/17/97	LEAD AGENCY DECLARED	10/22/97	TOOK LEAD AGENCY
ORIG	10/17/97	DECLARATION (POS/NEG)	10/22/97	DECL. NEG. DEC.
ORIG	10/17/97	PUBLIC HEARING	10/22/97	WAIVE P.H.
ORIG	10/17/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-36
NAME: CARALEX REALTY SITE PLAN
APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/97	2% OF \$29,184.00 INSP. FEE	CHG	583.00		
12/16/97	REC. CK. #11010	PAID		583.00	
		TOTAL:	583.00	583.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-36

NAME: CARALEX REALTY SITE PLAN

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/12/97	APPROVAL FEE	CHG	100.00		
12/16/97	REC. CK. #11009	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-36
NAME: CARALEX REALTY SITE PLAN
APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/17/97	REC. CK. #010472	PAID		750.00	
10/22/97	P.B. ATTY. FEE	CHG	35.00		
10/22/97	P.B. MINUTES	CHG	54.00		
12/16/97	P.B. ENGINEER FEE	CHG	149.00		
12/17/97	RET. TO APPLICANT	CHG	512.00		
		TOTAL:	750.00	750.00	0.00

L.R. 12/18/97



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

12 December 1997

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

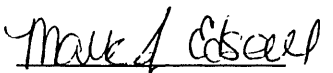
SUBJECT: CARALEX (VIRLA) SITE PLAN
NW P.B. NO. 97-36

I have reviewed the key site improvement estimate for the subject project as prepared by Grevas and Hildreth Land Surveyors. A marked-up copy of the estimate is attached hereto.

The revised Cost Estimate for the site work is \$29,184.00, and the inspection fee is \$583.00.

Please contact me if you have any questions regarding the above.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

Encl.as

a:caralex.sh

22 November 1997

TOWN OF NEW WINDSOR
 SITE PLAN IMPROVEMENT ESTIMATE
 CARALEX REALTY (97-36)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Shale	2780 S.Y.	\$ 5/S.Y.	\$13.900
Paving	1380 S.Y.	\$10/S.Y.	13,800
Concrete Sidewalk	25 S.Y.	⁴⁰ \$30 /S.Y.	1000 750
Parking Striping	^{23 SPACES} 180 L.F.	⁴ \$3 /SPACE \$.40 /L.F.	184 72
HC Signs & Striping	2	L.S.	200
Street Sign	1	L.S.	100

TOTAL COST ESTIMATE: ~~\$28,822~~ 29,184.00

2% INSPECTION FEE: \$ ~~577~~ 583

& Grevas
Hildreth, P.C. LAND SURVEYORS

33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

22 November 1997

TOWN OF NEW WINDSOR
SITE PLAN IMPROVEMENT ESTIMATE
CARALEX REALTY (97-36)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Shale	2780 S.Y.	\$ 5/S.Y.	\$13.900
Paving	1380 S.Y.	\$10/S.Y.	13,800
Concrete Sidewalk	25 S.Y.	\$30/S.Y.	750
Parking Striping	180 L.F.	\$.40/L.F.	72
HC Signs & Striping	2	L.S.	200
Street Sign	1	L.S.	100

TOTAL COST ESTIMATE: \$28,822

2% INSPECTION FEE: \$ 577



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4617
Fax: (914) 563-4693

OFFICE OF THE FIRE INSPECTOR

November 25, 1997

Mr. William Hildreth
Grevas & Hildreth Land Surveyors; P.C.
33 Quassaick Avenue
New Windsor, N.Y. 12553

**Subject: Carolex Realty Site Plan
PB-97-36**

Dear Bill,

With reference to our telephone conversation of 21 November 1997, the above referenced site plan is acceptable.

It is my understanding that the warehouse will be used for the storage of non-flammable material, boxes, cartons etc. As such, the occupancy classification may be a C4.2. The building may be either 1A or 1B construction, and be fully sprinklered. A fire hydrant can be placed adjacent to the entrance driveway. Due to the requirement for a handicapped toilet and lavatory, the building will need to be connected to a sanitary sewer line.

Should you have any questions, please feel free to call me at (914) 563-4638.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.
Fire Inspector

cc: Town Planning Board

RFR/dh

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Caralex Realty Site Plan

Date: 21 October 1997

Planning Board Reference Number: PB-97-36

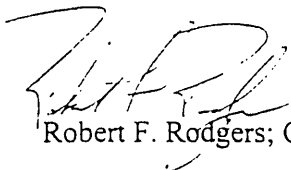
Dated: 17 October 1997

Fire Prevention Reference Number: FPS-97-054

A review of the above referenced subject site plan was conducted on 21 October 1997.

It is the assumption of this writer that the warehouse will store flammable liquid which will make it a C4.3 occupancy classification (high hazard). This plan will be acceptable, provided the following conditions are met.

- 1) The building must be a type 1A fire resistive construction (Table VI-705)
- 2) The building must be accessible on all four (4) sides by legal open space of at least 50 feet wide and each legal open space must have a fire hydrant. (four hydrants) (Part 705.5b(1)). This will allow for an increase from the basic fire area of 24,000 square feet to 48,000 square feet.
- 3) The building must be fully sprinklered.
- 4) The building must have a handicapped accessible toilet and lavatory (Part 1102.6). Will require a sanitary connection.



Robert F. Rodgers; C.C.A.

RESULTS OF P.E. MEETING

DATE: October 32, 1997

PROJECT NAME: Crescent Realty PROJECT NUMBER 9736

LEAD AGENCY: * NEGATIVE DEC:

M) LN S) LN VOTE: A 5 N 0 * M) LN S) LN VOTE: A 5 N 0

CARRIED: YES ✓ NO * CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S S) LN VOTE: A 5 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) LN S) LN VOTE: A 5 N 0 APPR. CONDITIONALLY: 10/22/97

NEED NEW PLANS: YES ✓ NO

DISCUSSION/APPROVAL CONDITIONS:

Show shale parking lot for this use only if Bldg use
changes must grow

straighten out w/ fire inspector his comments. Also Dumpster
location w/ F.

Subject to B. Rodgers Approval & Water Dept.

CARALEX REALTY SITE PLAN (97-36) RT. 300

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Again, represented by Mr. Hildreth.

MR. HILDRETH: Now, this site is directly to the west of the one you just had in front of you and the existing 14,000 square or excuse me, the existing 20,000 square foot building is shown on both so you can orient them together if you care to.

MR. PETRO: This application proposes construction of a 40,000 square foot warehouse at the end of the Industrial Way on the north side, plan was reviewed on the concept basis only. Okay, Bill, go ahead.

MR. HILDRETH: This piece of property as I said is directly to the west off the end of Industrial Way, it's five acres in a PI zone. The proposed 40,000 square foot warehouse and its parking all meets bulk requirements and setbacks. There's an existing sewer easement running through the site that contains two sewer lines. We're outside of the easement with the building with room to spare. The proposal will require that the existing traveled way of Industrial Road be extended into this property. For purposes of the board's edification, I have shown the end of the right-of-way on this plan and it shows up just to the west of the southeast corner.

MR. LUCAS: Is there a gate there?

MR. HILDRETH: No, there is not, there is no sign.

MR. PETRO: Don't you think we should have a gate there?

MR. BABCOCK: Just move it down.

MR. PETRO: Go ahead, Bill.

MR. HILDRETH: That may occur if they have to move it they may remove it, I don't know. The extension will

be paved up to the westerly end of the parking lot and then the rest of the truck turnaround area and load area will be shale. The site drains very naturally to the west. Just to the north, there's an existing stream and on this property to the west, there's a small pond and everything drains in the direction. There's some question whether this particular building can be sewerred or not. Of the two sewer lines, the newest one is the 30 inch line and that is the deepest but I don't know if we can tie into that.

MR. PETRO: You can put a pump.

MR. HILDRETH: We wouldn't have to pump to that one, but we may not be allowed to tie into the 30 inch line with the other one, if we have to pump, we'll sewer the building no matter what.

MR. LUCAS: Is one of them a forced main?

MR. HILDRETH: No, it's just of the two lines the 12 inch line is shallower and because this is a 40,000 square foot building every six inches you raise it costs a ton of money. So the building is set right now where it fits into the grade of the topography without doing--

MR. PETRO: Why not raise the bathrooms a little bit and put them on the east side?

MR. HILDRETH: Looking at inverts of the shallower of the two sewer lines, it's pretty close if the bathroom or the plumbing is stuck in the southeast corner, they might make it. If they have got to run plumbing to the northwest corner, they are not going to.

MR. PETRO: Put them on this, the east side of the building, raise them up a step or two inside and come out.

MR. HILDRETH: If it can be done by gravity, it will be done by gravity. If it can't been, you can always pump so they can tie in no matter what.

MR. PETRO: They are going to tie in one way or

another, that is not a planning board issue.

MR. LUCAS: They own the property, the same realty owns the three sides of it?

MR. HILDRETH: Caralex Realty and Verla Industries they own between the manufacturing plant and these other properties around they own every piece of property that touches this except one, which is Ganon Tires, yeah, there's a total of four parcels abutting this and they own three of them.

MR. PETRO: The drainage easement to the north, that takes--

MR. HILDRETH: Comes from an old subdivision plan that was created back in the '70s and for the most part, that ditch follows that easement all the way from Route 300 till you get behind the existing 20,000 square foot warehouse and then it just runs where it always ran anyway.

MR. PETRO: That is quite a bit of water that is the culvert that comes under 32.

MR. HILDRETH: Right and there's a 24 inch culvert if you can see that right by the line that handles that so it is fairly big.

MR. LUCAS: There's no wetlands?

MR. HILDRETH: No DEC wetlands, no.

MR. LUCAS: How far is it from the street back there? There is a Class 1 stream it says end of defined stream.

MR. HILDRETH: You're talking about Silver Stream?

MR. LUCAS: There's a stream that runs behind there isn't there?

MR. HILDRETH: Silver Stream is way, way back, way back.

MR. PETRO: What's the proposed shale parking lot for?

MR. HILDRETH: This is going to be a warehouse, they are going to have trucks coming in and loading and unloading so this is where the trucks turn around and back into the loading dock need enough room for them to pull forward and back up and turn around and get out.

MR. PETRO: And the 17 spaces on the shale.

MR. HILDRETH: That is just to comply with the number of spaces required for 40,000 square foot warehouse.

MR. PETRO: How are you going to delineate them on the shale, especially during the snow?

MR. HILDRETH: There is no way to delineate them on the shale, it's the same set up that we had for the 20,000 square foot warehouse on Verla's property to the east because of the nature of the tractor trailers and weight and whatnot you're going to chew up blacktop, shale drains better.

MR. PETRO: I don't personally have a problem with the shale now for this particular use cause it's probably going to be overflow parking. You're going to have plenty of parking in the front for people working there, it's a warehouse but I think the plan if everybody else would agree with this should show for this use only the shale parking lot because someone else can come in and use this building later and then need all the parking spots.

MR. HILDRETH: Some kind of a note.

MR. PETRO: Whatever, somebody is going to need the other 17 spots to comply with the building and you're going to have it on shale and you're not going to have it.

MR. HILDRETH: If the warehouse became an office building, you'd end up paving and you would stripe it.

MR. PETRO: Most people would fight a resistance to paving because of the expense and they would say it's

on my site plan, I don't need to do it so I am saying if you put a note and Mark, do you have any way to enforce that?

MR. EDSALL: You can delineate it now with wheel stops.

MR. HILDRETH: That makes a plowing problem.

MR. PETRO: Not if you put them on the end.

MR. LUCAS: What do you attach them to?

MR. EDSALL: Spike them.

MR. HILDRETH: You can still spike them but the snow plows are going to knock them out.

MR. LANDER: I think just a note on the plan, Mr. Chairman.

MR. PETRO: My original suggestion.

MR. LANDER: Yes.

MR. PETRO: Somebody else comes in, we might want to look at it again and have it paved.

MR. LANDER: If the use changes, they have to come back in.

MR. PETRO: Then they can't tell us it's shale.

MR. LANDER: With the note on the plan, it will cut that off.

MR. HILDRETH: For this use only?

MR. LANDER: Right.

MR. PETRO: Anybody else disagree with that?

MR. STENT: I think it's a good idea.

MR. PETRO: The water in the other, just going to come out after the CMP there and just leaves a channel, it

says define stream, but it's basically just a swale.

MR. HILDRETH: I located that during the topo to the best of my ability up until the point where it just fans out.

MR. PETRO: But that is passed the building I see you have it here, you don't want it fanning out up in here.

MR. HILDRETH: No, it's a defined stream up until the point where I so note it and then it's flat from there to the westerly boundary line and a little bit beyond that is the beginning of a small pond.

MR. PETRO: Motion to take lead agency.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept lead agency for the SEQRA project for the Caralex Realty. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. HILDRETH: That was lead agency?

MR. PETRO: Lead agency. We have a couple comments from the fire inspector, I should read them in here, you want to go over that?

MR. HILDRETH: I can, I just got that memo either yesterday or this morning, and I since talked to the Verla people and also Bob Stong, who's from Deuben Steel who's built the last two buildings and will be building this one if it's approved, he's here to talk about that.

MR. PETRO: Let me read it to the rest of the members. Acceptable provided the following conditions are met, this is Bob Rogers. Number one, the building must be type one, a fire resistant construction, doesn't concern us. number 2, this one may. The building must be accessible on all four sides by legal open space at least 50 foot wide and every legal open space must have a fire hydrant. This will allow for increase from basic fire an area of 28,000 to 48,000 square feet, the building must be fully sprinklered and the building must have a handicapped accessible toilet and lavatory. So anything that could possibly affect us, building must be accessible on all four sides by a legal open space of 50 feet. So let's take a look at that.

MR. HILDRETH: Now, this letter was written following the conversation I had with Mr. Rogers and his comments are based on the storage of flammable materials in this building which I have since found out is not going to take place so a good deal of the, of that may change if not all of it.

MR. BABCOCK: It will, the hole thing.

MR. PETRO: Tell you what, let's not waste time, we're not going to do a final on it anyway, get that straightened out with him so when I open this up, I will see fire approval and the date and then we don't have to discuss it.

MR. HILDRETH: I just didn't have a chance with how quickly this happened to get back to Bob and talk to him about it.

MR. PETRO: This is the first night we're looking at it, let's discuss public hearing. We have, I know we have Schlesinger's on the other side which is up further, Canon Tire and what's on this south side?

MR. BABCOCK: Nothing, woods.

MR. HILDRETH: All right, there's Caralex on the south, Section 4, Block 3, Lot 13.24, that is vacant that piece wraps around also to the west so that is the same

piece of property. To the northwest, there is also another Caralex piece of property that is vacant, directly to the north is Ganon Tire, to the east is Verla which you know about and then across the street from that--

MR. PETRO: That is way up, property zone is PI, proposed use warehouse belongs in a PI, Michael?

MR. BABCOCK: Yes.

MR. PETRO: So it is permitted use by right?

MR. BABCOCK: Yes, A-15.

MR. PETRO: I don't necessarily--there's nothing there.

MR. LUCAS: There is nothing there other than Ganon, I don't think.

MR. PETRO: Motion to--

MR. STENT: Motion to waive public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment for Caralex Realty site plan. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Dumpster enclosure or dumpster?

MR. HILDRETH: I showed it to the southwest corner of the building rather than enclosure, you know, they have, they have the bins that are up by the trucks. Since this is the rear of the building and it's going

to be trucks anyway--

MR. PETRO: I don't have a problem.

MR. LANDER: I think it's one of those cases where it's out of sight, out of mind.

MR. PETRO: Anybody else disagree with that?

MR. LUCAS: Maybe you ought to note as we did with the parking lot further use.

MR. LANDER: If it is going to be office space.

MR. LUCAS: Leave it the way it is with an open dumpster.

MR. PETRO: That we can do if they come back again we can look at it.

MR. HILDRETH: Any change you'll see it.

MR. PETRO: We can take care of that, I don't want--

MR. EDSALL: Mr. Chairman, just one thing that may come up when Mr. Rogers has a chance to look at the plan again he may not have seen the dumpster in that location because it's not proper by code to have the dumpster at the rear of the building or adjacent to it so we may tell you to move it when they catch you, they tell you to move it, so it may be you have to find another location.

MR. HILDRETH: It can go on the north side of the parking lot.

MR. LANDER: There is plenty of room.

MR. PETRO: We're going to take a motion to declare a negative dec for this and if you can put this forward of the, we did the public hearing first which was out of the order, so we need to, we need to do the negative dec now.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Caralex Realty site plan on Route 300. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. HILDRETH: With respect to Mr. Edsall's comments, the only thing we didn't talk about is the water line, obviously it has to be extended because the building has to be sprinklered.

MR. PETRO: That doesn't need to be a dedicated line.

MR. EDSALL: No, if it's solely for the purpose of the sprinkler line and no other users would intend to use it, then it can be just a branch service line to them so it--

MR. PETRO: Explain one thing to me, if they put a one inch line though this building, how would a one inch line, they are not planning on that.

MR. EDSALL: No, can't, four or six.

MR. STENT: Is that okay, Mark, is that okay on a town road to go that low with the line coming down, service line they are coming down the town road?

MR. BABCOCK: It's already down to the end, see the fire hydrant?

MR. EDSALL: There is a hydrant down near the end.

MR. BABCOCK: It's way passed the town road.

MR. EDSALL: It's on the town road.

MR. PETRO: Did anyone start this. Do they want to start this this year?

MR. HILDRETH: Yes, they want to start it yesterday.

MR. PETRO: Being that the only thing that is outstanding as far as I can see is approval from Bob Rogers, we can make conditional, once the fire approval is in, this yellow pad, I can check it and we have it, I can go ahead and sign the plans. Unless Mark, do you have anything else outstanding?

MR. EDSALL: No, I had gone over this at the workshop with Bill and--

MR. PETRO: Pretty straightforward.

MR. EDSALL: May want to show the sprinkler line on the plans, so that the water department has a chance to comment if for any reason they have a concern so you may want to make it conditional on water department and the fire inspector.

MR. PETRO: And note that we requested about the parking lot if the dumpster needs to be moved, Bobby Rogers wants it moved, just move it on the plan. Because you're going to do the plan with the notes so when you run them off, just put it in the location that he wants. Everybody understand what we're doing, it would be a final approval subject to the water line being shown on the plan.

MR. LUCAS: I will make a motion that we grant final approval subject to the conditions that were put forward by the water department and Bob Rogers, the fire department and note being added to the plan about the parking lot, the shale parking.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the

October 2 1997

18

Caralex Realty site plan on Route 300. Is there any further discussion from the board members? Anything else? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: CARALEX REALTY SITE PLAN
(VERLA INDUSTRIES)
PROJECT LOCATION: INDUSTRIAL WAY
SECTION 4-BLOCK 3-LOT 13.23
PROJECT NUMBER: 97-36
DATE: 22 OCTOBER 1997
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A
40,000 SQUARE FOOT WAREHOUSE AT THE END OF
INDUSTRIAL WAY, ON THE NORTH SIDE. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

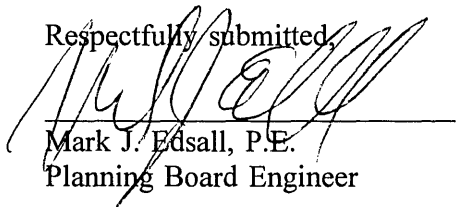
1. The property is located within the PI Zoning District of the Town. The bulk information shown on the plan appears correct for the zone and use group.
2. For the warehouse use, I am aware of no additional improvements which are required beyond those shown. This warehouse use is very similar to the adjoining site to the east, and the improvements have been handled similarly.
3. It may be necessary that the watermain be extended to service this site. This may require further discussion.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: CARALEX REALTY SITE PLAN
(VERLA INDUSTRIES)
PROJECT LOCATION: INDUSTRIAL WAY
SECTION 4-BLOCK 3-LOT 13.23
PROJECT NUMBER: 97-36
DATE: 22 OCTOBER 1997

6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

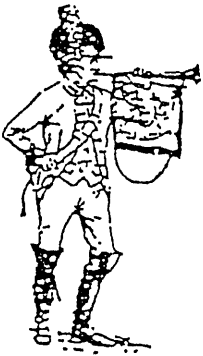
Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:CARALEX.mk



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 36

DATE PLAN RECEIVED: RECEIVED OCT 17 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Caralex _____ has been

reviewed by me and is approved ☒ _____

disapproved _____

If disapproved, please list reason _____

Water is available - _____

HIGHWAY SUPERINTENDENT DATE

Stan D. D. - 10-21-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Caralex Realty Site Plan

Date: 21 October 1997

Planning Board Reference Number: PB-97-36

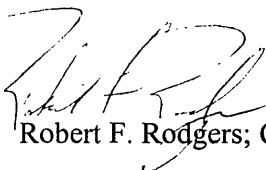
Dated: 17 October 1997

Fire Prevention Reference Number: FPS-97-054

A review of the above referenced subject site plan was conducted on 21 October 1997.

It is the assumption of this writer that the warehouse will store flammable liquid which will make it a C4.3 occupancy classification (high hazard). This plan will be acceptable, provided the following conditions are met.

- 1) The building must be a type 1A fire resistive construction (Table VI-705)
- 2) The building must be accessible on all four (4) sides by legal open space of at least 50 feet wide and each legal open space must have a fire hydrant. (four hydrants) (Part 705.5b(1)). This will allow for an increase from the basic fire area of 24,000 square feet to 48,000 square feet.
- 3) The building must be fully sprinklered.
- 4) The building must have a handicapped accessible toilet and lavatory (Part 1102.6). Will require a sanitary connection.


Robert F. Rodgers; C.C.A.

Forwarded to Bill Hildreth



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 36

DATE PLAN RECEIVED: RECEIVED OCT 17 1997

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

[Signature] 10/20/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 97 = 36

WORK SESSION DATE: 16 OCT 97 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Caralex Realty (verla)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bill Hildreth

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

can be use SD 20 line? MJE ck.

Point for all pty on front
add s/p to entrance

rec same subare paved & non-paved

Agenda - 10/02

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan X Spec. Permit _____

1. Name of Project CARALEX REACTY SITE PLAN
2. Name of Applicant CARALEX REACTY Phone 561-2440
Address 463 TEMPLE HILL ROAD NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDBETH, L.S., P.C.
Address 33 QUASSACK AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDBETH, L.S., P.C. Phone 562-8667
(Name)
7. Project Location: On the NORTH side of INDUSTRIAL WAY
(street)
760± feet WEST of TEMPLE HILL ROAD
(direction) (street)
8. Project Data: Acreage of Parcel 5.00 Zone PI
School Dist. NSD
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 3 Lot 13.23

11. General Description of Project: 40,000 S.F. WAREHOUSE
& PARKING LOT

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

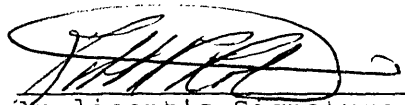
SS.:

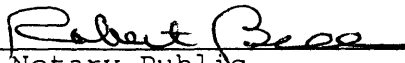
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

30 day of SEPTEMBER 1997


Applicant's Signature


Notary Public
Robert A. Egan
Notary Public, State of New York
No. 01BE4755447
Qualified in Ulster County
Commission Expires 7-31-98

TOWN USE ONLY:

RECEIVED OCT 1 7 1997

Date Application Received

97 - 36

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ROBERT R. ROTH, deposes and says that he
(Applicant)

resides at 14 LINDA ANN DRIVE, WALLKILL, N.Y. 12589
(Applicant's Address)

in the County of ULSTER

and State of NEW YORK

and that he is the applicant for the CARALEX REALTY SITE PLAN
(S 4 B 3 LOT 13.23)
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDEETH, L.S. P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 9/30/97

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>CARALEX REALTY</i>	2. PROJECT NAME <i>CARALEX REALTY SITE PLAN</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>NORTH SIDE OF INDUSTRIAL WAY, 760'± WEST OF TEMPLE HILL ROAD TAX MAP SECTION 4 BLOCK 3 LOT 13.23</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>CONSTRUCTION OF 40,000 SQUARE FOOT WAREHOUSE BUILDING</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>5.00</i> acres Ultimately <i>5.00</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>CARALEX REALTY</i>	Date: <i>10 October 1997</i>
Signature: <i>William B. Hildner, L.S. (PREPARED)</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

97 - 36

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details | |
| (Items 25-27) | |

* BUILDING MOUNTED LIGHTS ONLY

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Highland, C.S.
Licensed Professional

Date: 10 October 1997

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildner